

Project Facts

Applicant

Jay Healy
 GBA

Owner

Epic Estates 3 LLC

Address

13788 McIntyre Road
 &
 00000 139th Street

Property ID

163-06-0-00-00-002.00

Zoning

A-1 (Agricultural District)

Future Land Use

Office

Land

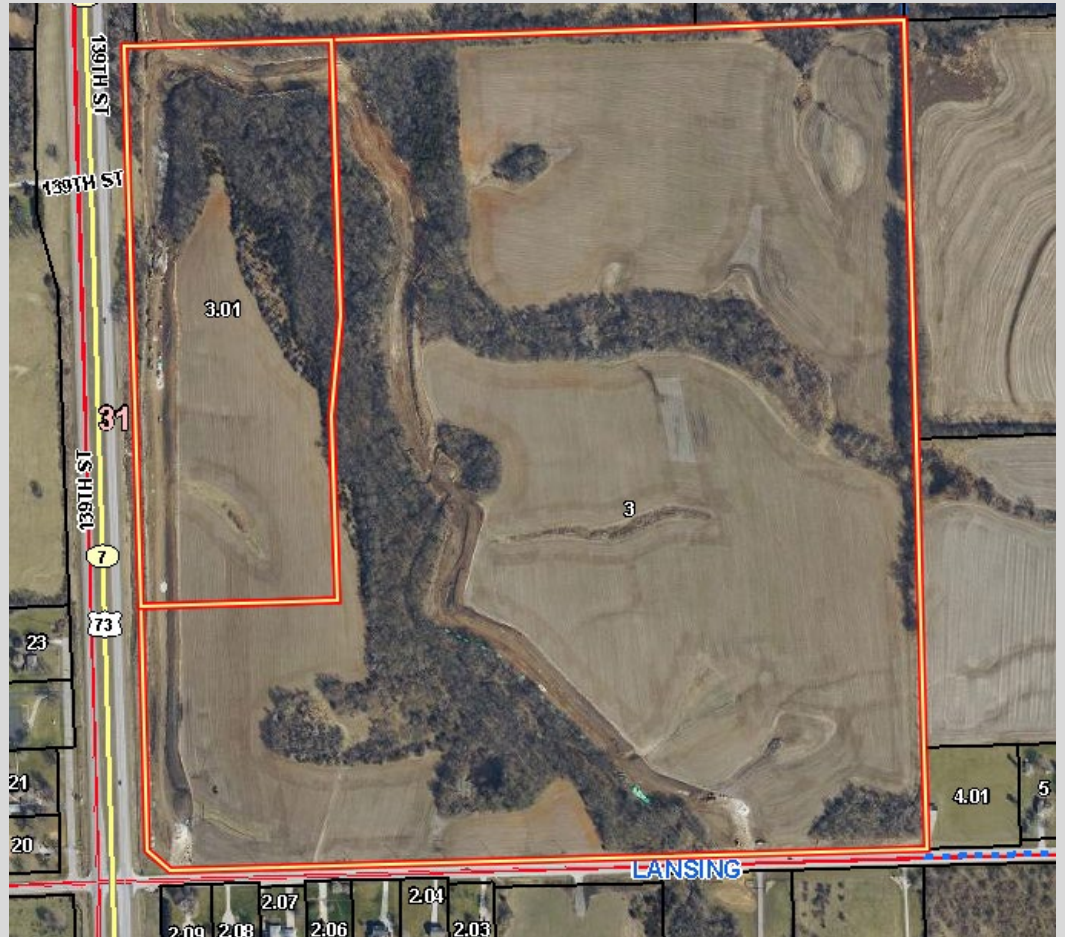
145.54 Acres

Building

Existing: None
Proposed: Commercial,
 Residential, and Industrial

Requested Approvals

Rezoning



Project Summary

Summary

The Applicant proposes to rezone a 145.5-acre tract of land from A-1 to R-4, B-3, and I-1. The property owner is asking for a rezoning in order to entitle the property for future development of this property. No development is currently under consideration for the property, but the owner seeks the rezoning in order to market the property. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property’s usage as Office. The Comprehensive Plan also recognizes and encourages development to occur along the Main Street (Kansas Highway 7) corridor. Development should start along this corridor and spread east and west from that corridor. The rezoning would grant the property owner the ability to subdivide the property in order to market and develop these lots with Commercial, Residential, and Industrial business owners and developers.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 1 acre to 159.8 acres in size.</i> <i>The average size of parcel is 23 acres in size.</i> <i>Character: The neighborhood is dominated by a state highway and parcel usage consists of Industrial parcels and combined Agricultural and Residential parcels.</i>	✓	
2. Zoning and uses of nearby property <i>Adjacent Uses: Industrial, County Residential, Vacant & Agricultural</i> <i>Adjacent Zoning: A-1, B-3, & RR-2.5</i>	✓	
3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for agricultural land uses yet due to its proximity to Main Street (Kansas Highway 7) and McIntyre Road, the suitability of the property is more properly considered to be developed with commercial, residential and industrial uses.</i>		✓
4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i>		
5. Length of time the property has been vacant as zoned <i>Vacant: Since 2006 <input checked="" type="checkbox"/></i> <i>Not Vacant: <input type="checkbox"/></i>		
6. Relative gain to economic development, public health, safety and welfare <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i> <i>In the event of the approval of the rezoning, this will allow the applicant to develop the 145-acres with a commercial node, options for multiple types of residential development, and industrial-zoned land that would enable a substantial increase in the tax base and productive capability of the City.</i>	✓	
7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Office</i> <i>Comprehensive Implementation Strategy: The proposed use is partially compatible with the future land use designation.</i>	✓	✓

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer

- Anthony Zell, MBA – Director, Wastewater

Staff Comments

Community & Economic Development

The applicant is requesting to rezone this property to enable development of a property that is adjacent to Kansas Highway 7 and McIntyre Road (Classification: City Arterial) from A-1 – Agricultural District to R-4 – Multi-Family Residential District, B-3 – Regional Business District, and I-1 – Light Industrial District.

On the Parcel Exhibit attached, the requested zoning districts are split out and labeled as parcels showing:

Tract 1: 38.477 acres - R-4 – Multi-Family Residential District

Parcel 2: 85.484 acres - I-1 – Light Industrial District

Parcel 3: 21.581 acres - B-3 – Regional Business District

The rezoning would add a significant increase of greenfield, developable property zoned for residential, commercial, and industrial property that the City does not have within its limits at this time.

Notice of City Codes

The Property Owner is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Property Owner is also subject to all applicable Federal, State, and local laws.

Staff Recommendation

Staff recommends **approval** of Case No. 2025-DEV-002, Epic Estates 3 Rezone.

Action Options

1. If to recommend approval the rezoning application to the City Council:

“I move to recommend approval of Case No. 2025-DEV-002 based on staff’s recommendation and the analysis of the Golden Factors.”

2. If to recommend denial of the rezoning application to the City Council:

“I move to recommend denial of Case No. 2025-DEV-002 based on Factor(s) _____ [can be multiple] of the Golden Factors [or name the reason].”

3. If to continue the public hearing to another date, time and place.

“I move to continue the public hearing to the next regularly scheduled Planning Commission meeting [or insert date].”

Attachments

1. Application
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. CRWD #1 Comments



Rezoning Application

Date: 02/12/2025

Applicant / Owner

Applicant Name: Jay Healy
 Address: 9801 Renner Blvd
 City, State, Zip: Lenexa, KS 66219
 Phone: 913-577-8440
 Agent: Jay Healy
 Address: To enable further development not currently allowed by the current zoning.
 City, State, Zip: Jay Healy
 Phone:

Owner Name: EPIC ESTATES 3 LLC
 Address: 708 HORIZON ST FLOWER MOUND, TX 75028
 City, State, Zip: ,
 Phone:
 Agent:
 Address:
 City, State, Zip:
 Phone:

Request

Address: 13788 MC INTYRE RD, Leavenworth, KS 66048
 City, State, Zip: LANSING, KS 66048
 Parcel: 052-099-31-0-00-00-003.00-0
 Legal:

Current Zone: A-1 Agricultural District
 Proposed Zone: B-3 Regional Business District

Property Details

Section:
 Township:
 Range:

Corner:
 Between:
 Side:
 Between:

I do hereby certify that the information contained herein is true and correct.

Name

Date

AFFIDAVIT

STATE OF TEXAS)
)
COUNTY OF DENTON) §

Comes now VENKATESH YERRAMETTY, of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. We, VENKATESH YERRAMETTY and _____ being duly sworn, depose and say that we are the owners of said property involved in this petition and that the foregoing signatures, statements, and answers herein contained in the information herewith submitted, are in all respects true and correct to the best of our knowledge and belief.

3. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

4. List of property owners and addresses:

EPIC ESTATES 3 LLC
708 HORIZON ST
FLOWER MOUND, TX - 75028

5. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

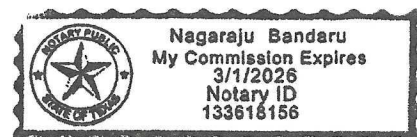
STATE OF TEXAS /s/
)
) §
COUNTY OF DENTON)

BE IT REMEMBERED that on this 10th day of February, 2020, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Venkatesh Yerrametty, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Nagaraju Bandaru
Notary Public

My Appointment Expires: 03/01/2026



AGENT AUTHORIZATION

STATE OF TEXAS

COUNTY OF DENTON

We, Venkatash Yerramsetty and _____, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: Jay Healy
GBA
9801 Renner Blvd
Lenexa, KS 66219

Signed and entered into this 10th day of February, 2025.

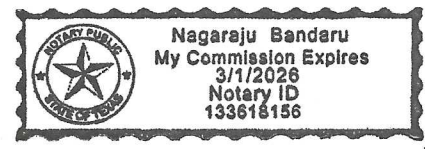
[Signature]
Signed

Signed

Subscribed and sworn to before me on this 10th day of February, 2025.

[Signature]
Notary Public

My Commission Expires 03/01/2026.



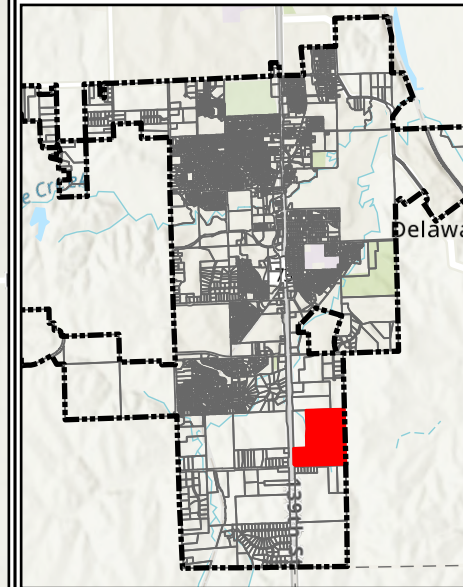
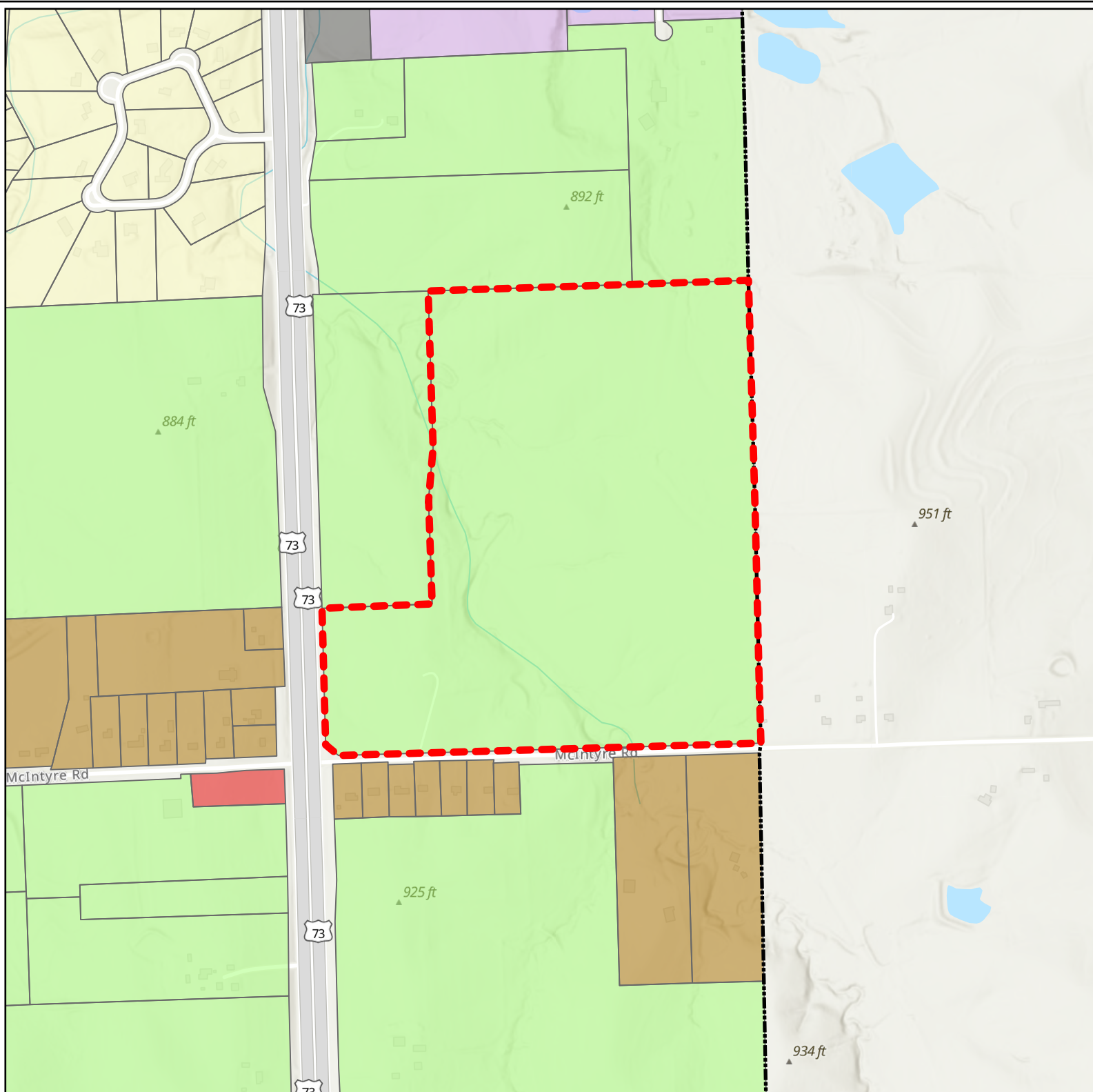
Lansing Zoning

PID: 052-099-31-0-00-00-003.00-0

Legend

Zoning Districts

- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Regional Business District
- B-3-P - Regional Business District - PI Overlay
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- R-1 - Suburban Residential District
- R-2 - Single-Unit Residential District
- R-2-P - Single-Unit Residential District - PI Overlay
- R-3 - Mixed-Density Neighborhood District
- R-4 - Multi-Family Residential District
- R-5 - Manufactured Home Planned District
- R-R-2.5 - Rural Residential District 2.5A
- PUD - Planned Unit Development
- CP - City Property



1 inch = 750 feet

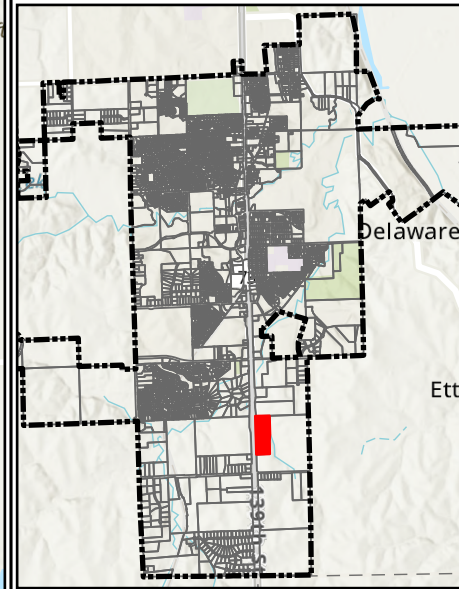
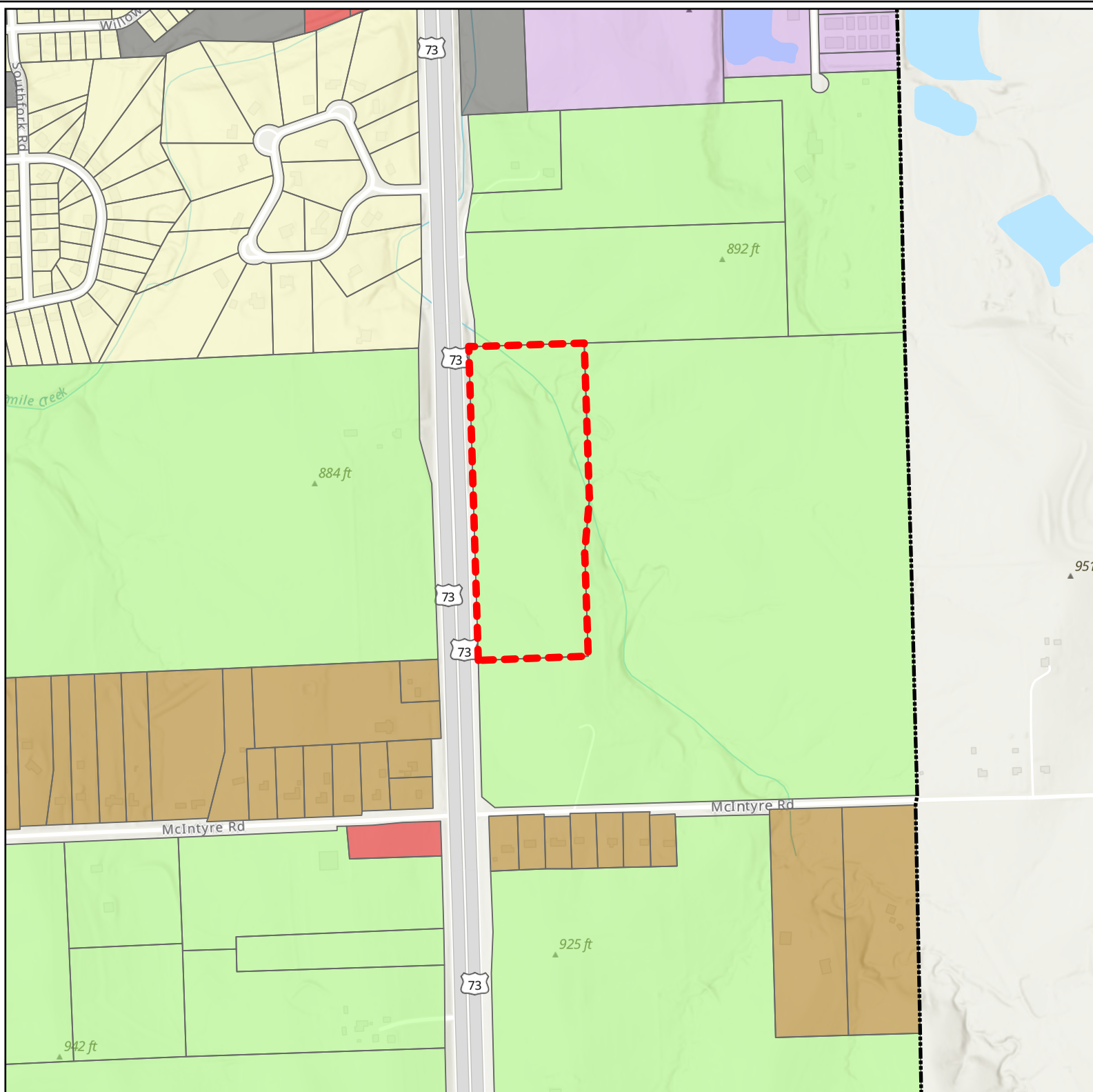
Lansing Zoning

PID: 052-099-31-0-00-00-003.01-0

Legend

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1 inch = 750 feet

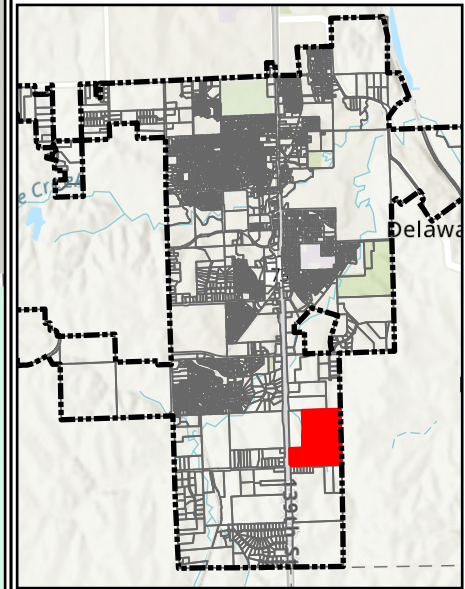
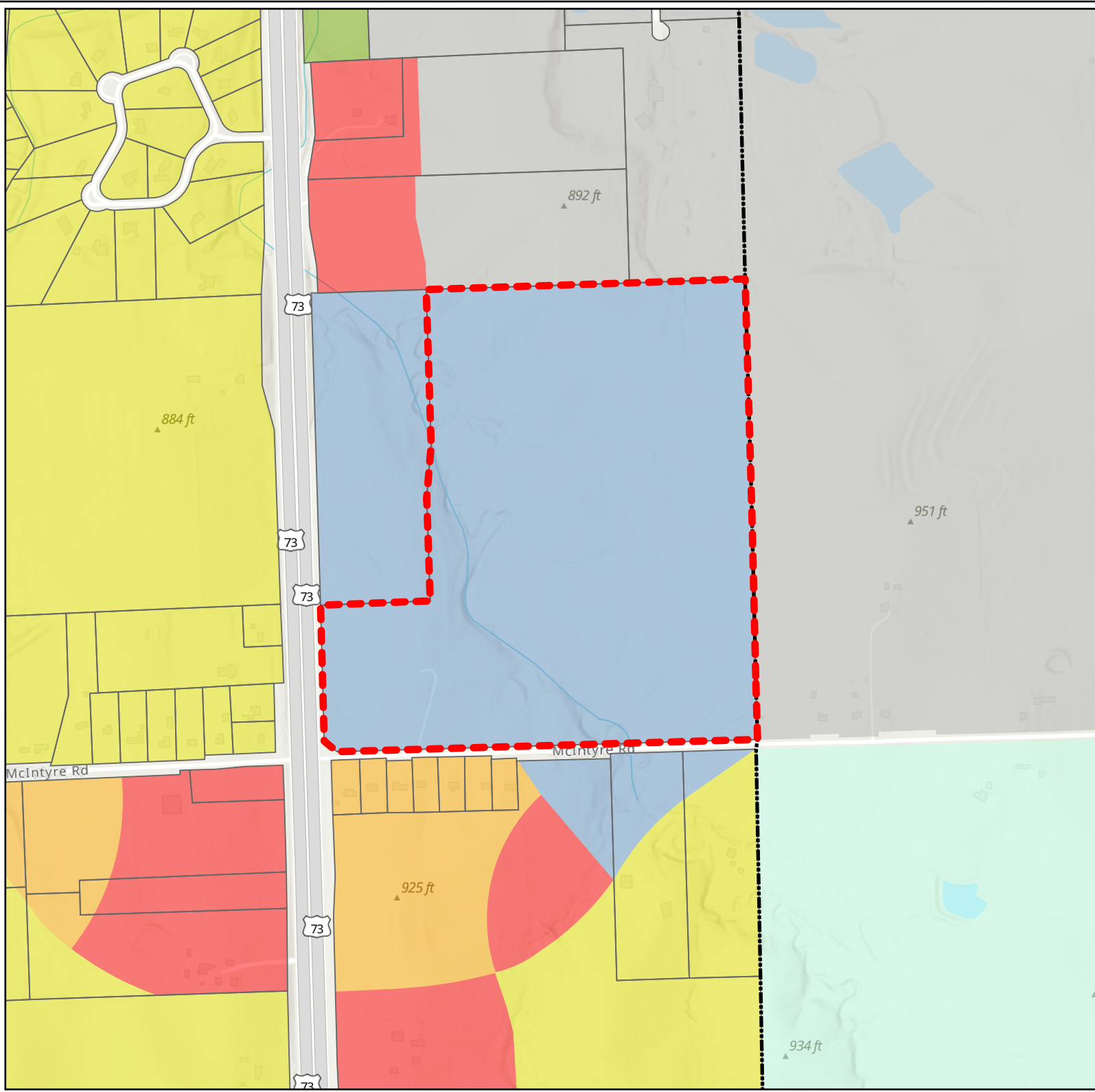
Lansing Future Land Use

PID: 052-099-31-0-00-00-003.00-0

Legend

Future Land Use

- Airport
- Business Park/Light Industrial
- Civic
- Proposed from Civic to Single Family Residential
- Commercial
- High Density Residential
- Proposed from High Density to Single Family Residential
- Medium Density Residential
- Mixed Use
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



1 inch = 750 feet

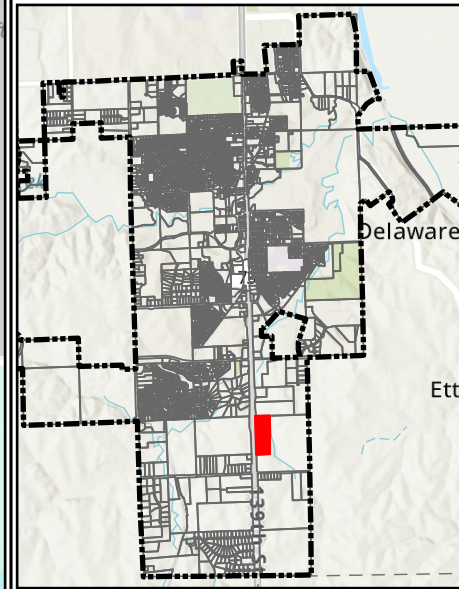
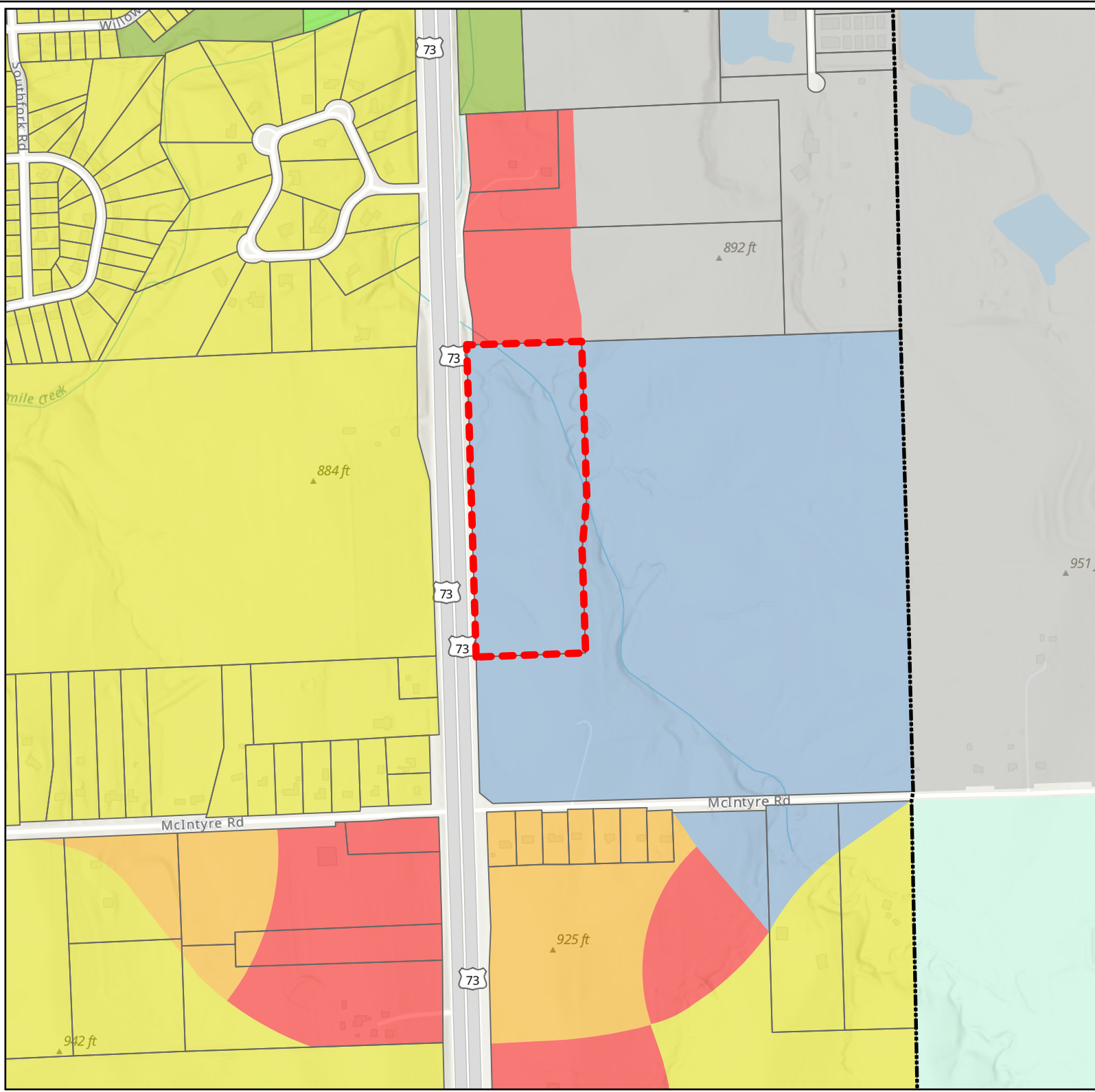
Lansing Future Land Use

PID: 052-099-31-0-00-00-003.01-0

Legend

Future Land Use

- Airport
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- Medium Density Residential
- Mixed Use
- Office
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



1 inch = 750 feet

EXHIBIT A

Rezoning Descriptions:

Tract 1:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 212.00 feet to the POINT OF BEGINNING, being a point on the East right-of-way line of Kansas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office; thence continuing North 88°12'55" East on the North line of said Southwest Quarter, a distance of 627.17 feet to a point on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its Northerly extension the following ten (10) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 37.03 feet; thence South 88°09'41" West, departing said Easterly line, a distance of 1175.20 feet to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following four (4) courses: North 01°57'41" East, a distance of 204.98 feet; thence North 01°51'19" West, a distance 700.00; thence North 03° 51' 41" East, a distance of 301.50 feet; thence North 01° 51' 19" West, a distance of 770.28 feet, to the POINT OF BEGINNING, containing 1,676,058 square feet, equal to 38.477 acres, more or less.

Descriptions continued on next page...



Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

Timothy Blair Wiswell
Kansas Land Surveyor No. 1136
twiswell@gbateam.com
GBA CLS #8

This is to certify that this boundary description has been prepared by me or under my direct supervision.



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

PROJECT NUMBER
15390.00

DATE
2/12/2025

REZONING EXHIBIT
SW 1/4, SEC. 31-T09S-R23E
CITY OF LANSING
LEAVENWORTH CO., KS

PAGE NUMBER

1 OF 4

EXHIBIT A

Tract 2:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 839.17 feet, to the POINT OF BEGINNING, said point being on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its extension the following twelve (12) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 622.04 feet; thence South 70°51'31" East, a distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet, to a point on the North right-of-way line of McIntyre Road, as now established; thence North 88°10'12" East, on said North right-of-way line, a distance of 608.35 feet to a point on the East line of said Southwest Quarter; thence North 01°24'10" West on said East line, a distance of 2600.09 feet to the Northeast corner thereof; thence South 88°12'55" West, on the North line of said Southwest Quarter, a distance of 1796.03 feet to the POINT OF BEGINNING, containing 3,723,689 square feet, equal to 85.484 acres, more or less.

Descriptions continued on next page...



Timothy Blair Wiswell
Kansas Land Surveyor No. 1136
twiswell@gbateam.com
GBA CLS #8

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LEAVENWORTH CO., KS

PAGE NUMBER

2 OF 4

EXHIBIT A

Tract 3:

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Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 212.00 feet, to a point on the East right-of-way line of Kanas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office: thence South on said East right-of-way line the following four (4) courses: South 01°51'19" East, a distance of 770.28 feet; thence South 03°51'41" West, a distance of 301.50 feet; thence South 01°51'19" East, a distance of 700.00 feet; thence South 01°57'41" West, a distance of 204.98 feet to the POINT OF BEGINNING; thence North 88°09'41" East, departing said East right-of-way line, a distance of 1175.20 feet to a point on the East line of a 20 foot wide Sanitary Sewer Easement filed in Document No. 2023R07485; thence Southerly on said East line, the following three (3) courses: South 44°07'09" East, a distance of 585.01 feet; thence South 70°51'31" East, a distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet to a point on the North right-of-way line of McIntyre Road, as now established; thence South 88°10'12" West, on said North right-of-way line, a distance of 1815.57 feet, to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following three (3) courses: North 54°58'19" West, a distance of 36.00 feet; thence North 01° 51' 19" W, a distance of 510.00 feet; thence North 01°57'41" East, a distance of 95.72 feet, to the POINT OF BEGINNING, containing 940,081 square feet, equal to 21.581 acres, more or less.



Timothy Blair Wiswell
Kansas Land Surveyor No. 1136
twiswell@gbateam.com
GBA CLS #8

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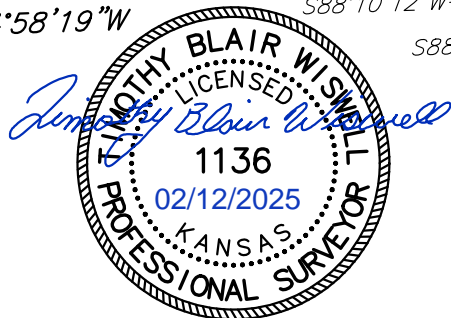
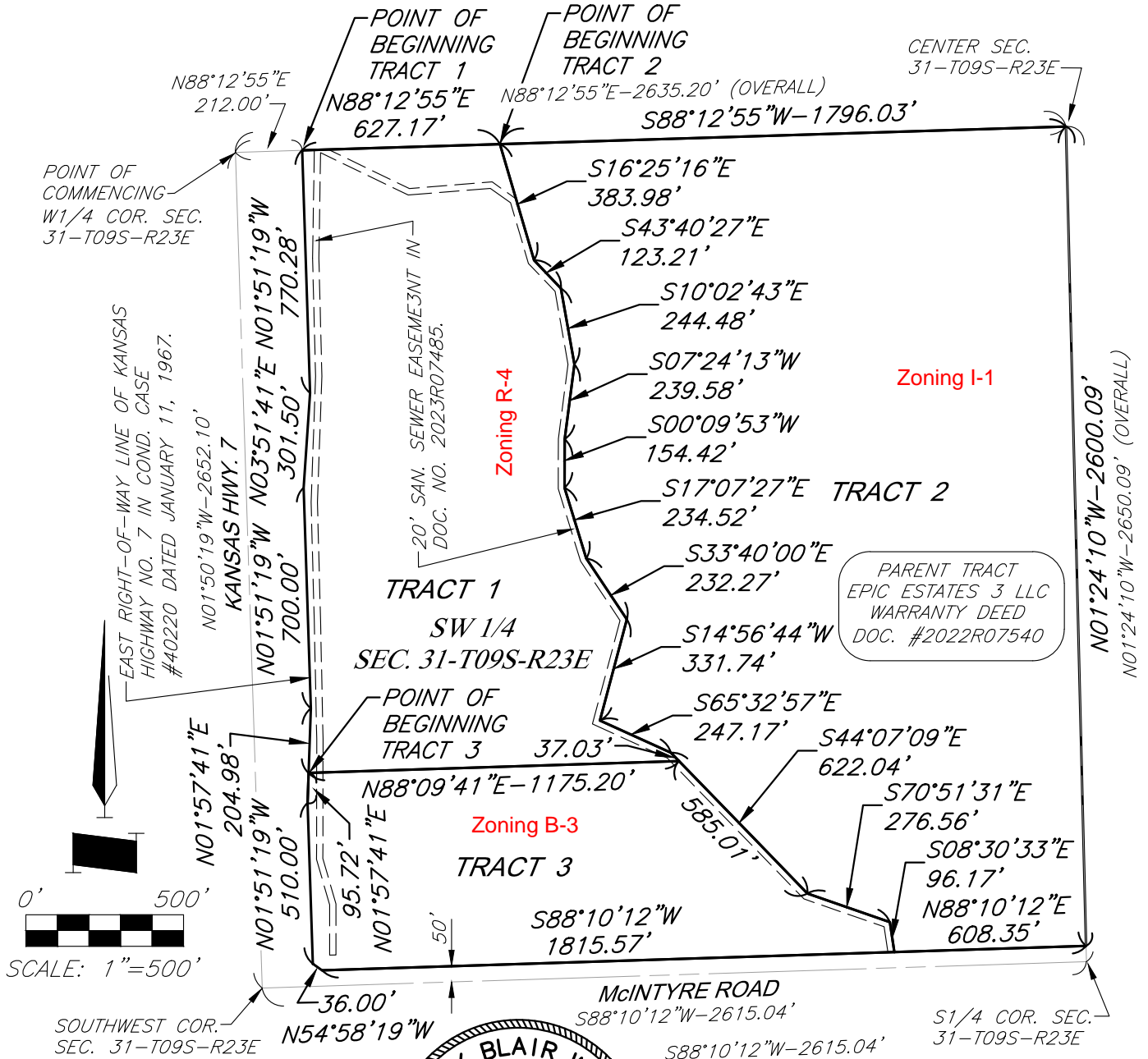
DATE
2/12/2025

REZONING EXHIBIT
SW 1/4, SEC. 31-T09S-R23E
CITY OF LANSING
LEAVENWORTH CO., KS

PAGE NUMBER

3 OF 4

EXHIBIT A



Timothy Blair Wiswell
 Kansas Land Surveyor No. 1136
 twiswell@gbateam.com
 GBA CLS #8

Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.

Areas:

- Tract 1: 38.477± Acres
- Tract 2: 85.484± Acres
- Tract 3: 21.581± Acres



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 CITY OF LANSING
 LEAVENWORTH CO., KS

PAGE NUMBER

4 OF 4

February 14, 2025

Joshua Gentzler, AICP
City of Lansing
730 First Terrace, Ste. 2
Lansing, KS 66043

Re: Epic Estates Rezoning

Joshua,

Below are comments for the proposed Epic Estates Rezoning at K7 & McIntyre Rd. There may be additional comments as more information becomes available, or conditions change etc... Feel free to contact me with any questions or provide additional information.

Plan Review Comments:

1. The water district has reviewed the rezoning application provided on February 13th, and is providing comments based on the information provided. We reserve the right to change and/or add additional comments based on additional information.
2. Consolidated Water has no objection to the rezoning of this property.
3. Depending on final development plans and engineers' review, off-site improvements may be necessary.
4. Fire protection requirements/comments will be needed for water main sizing, for current, and future development.
5. Water mains and appurtenances will be constructed outside the right-of-way, in private or utility easements.
6. Any phasing or timing for the development will be needed for scheduling purposes.
7. Any domestic water service connections will follow water district policies in place at the time of connection.
8. Any on-site fire protection requirements will follow our private fire line policies/practices.
9. Consolidated Water District #1 looks forward to providing water service to new customers associated with this plat.

Respectfully,

Mike Fulkerson
General Manager

We are committed to providing a reliable quality domestic water supply to our customers.

Joshua Gentzler

From: Boone Heston <Boone.Heston@evergy.com>
Sent: Wednesday, February 19, 2025 10:54 AM
To: Joshua Gentzler
Subject: [External] - Re: [EXTERNAL]Review Request - Epic Estates Rezoning - 2025-DEV-002

Categories: Planning, Econ Dev

Internal Use Only

Good morning,

Evergy has no concerns with the rezoning. Please pass along to developer that the proposed long term development looks like it will use a large demand of electricity and the earlier they can start the conversation with Evergy the better.

The contact for this parcel moving forward will be myself.

Thank you,

Boone Heston

SR TD Designer
Leavenworth, KS

Evergy

Boone.Heston@evergy.com

O 785-508-2590

From: Joshua Gentzler <jgentzler@lansingsks.org>
Sent: Thursday, February 13, 2025 4:24 PM
To: Anthony Zell Jr. <azell@lansingsks.org>; Michael W. Spickelmier <mspickelmier@lansingsks.org>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Ryan Barrett [KDOT] <ryan.barrett@ks.gov>; david.seitz@ks.gov <david.seitz@ks.gov>; Kirk Mackey <kmackey@lansingsks.org>; Mike Fulkerson (Mfulkerson@crwd1.com) <Mfulkerson@crwd1.com>; Joe Gates <jgates@lansingsks.org>
Cc: Tim Vandall <tvandall@lansingsks.org>
Subject: [EXTERNAL]Review Request - Epic Estates Rezoning - 2025-DEV-002

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

All,

The City has received an application for a Rezoning request of the following:

Case Number: 2025-DEV-002

Current Zoning: A-1

Proposed Zoning:

Tract 1: R-4

Tract 2: I-1

Tract 3: B-3

Property Address: 13788 McIntyre Road, Lansing & 00000 139th Street, Leavenworth

PID (Quick Ref): 099-31-0-00-00-003.00 & 099-31-0-00-00-003.01 (R9587 & R9586)

Owner: Epic Estates 3 LLC

Applicant: George Butler Associates

I've attached the application and any additional documents to this email.

Please review the request and return any comments by Thursday, February 20th, 2025.

Joshua Gentzler, AICP
Director, Community and Economic Development
City of Lansing | 730 First Terrace Ste. 2, Lansing, KS 66043
Phone: 913.364.6920
www.lansingks.org

Joshua Gentzler

From: Anthony Zell Jr.
Sent: Friday, February 14, 2025 7:00 AM
To: Joshua Gentzler
Subject: RE: [Internal] - Review Request - Epic Estates Rezoning - 2025-DEV-002

Looks good to me.

Regards,
Tony

Anthony J. Zell, Jr., MBA, CPM
Wastewater Utility Director
City of Lansing, Kansas
800 First Terrace
Lansing, KS 66043
Phone 913-364-5915

"...protecting public health and your environment."

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From: Joshua Gentzler <jgentzler@lansingsks.org>
Sent: Thursday, February 13, 2025 4:25 PM
To: Anthony Zell Jr. <azell@lansingsks.org>; Michael W. Spickelmier <mspickelmier@lansingsks.org>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Ryan Barrett [KDOT] <ryan.barrett@ks.gov>; david.seitz@ks.gov; Kirk Mackey <kmackey@lansingsks.org>; Mike Fulkerson (Mfulkerson@crwd1.com) <Mfulkerson@crwd1.com>; Joe Gates <jgates@lansingsks.org>
Cc: Tim Vandall <tvandall@lansingsks.org>
Subject: [Internal] - Review Request - Epic Estates Rezoning - 2025-DEV-002

All,

The City has received an application for a Rezoning request of the following:

Case Number: 2025-DEV-002

Current Zoning: A-1

Proposed Zoning:

Tract 1: R-4

Tract 2: I-1

Tract 3: B-3

Property Address: 13788 McIntyre Road, Lansing & 00000 139th Street, Leavenworth
PID (Quick Ref): 099-31-0-00-00-003.00 & 099-31-0-00-00-003.01 (R9587 & R9586)

Owner: Epic Estates 3 LLC
Applicant: George Butler Associates

I've attached the application and any additional documents to this email.

Please review the request and return any comments by Thursday, February 20th, 2025.

Joshua Gentzler, AICP
Director, Community and Economic Development
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